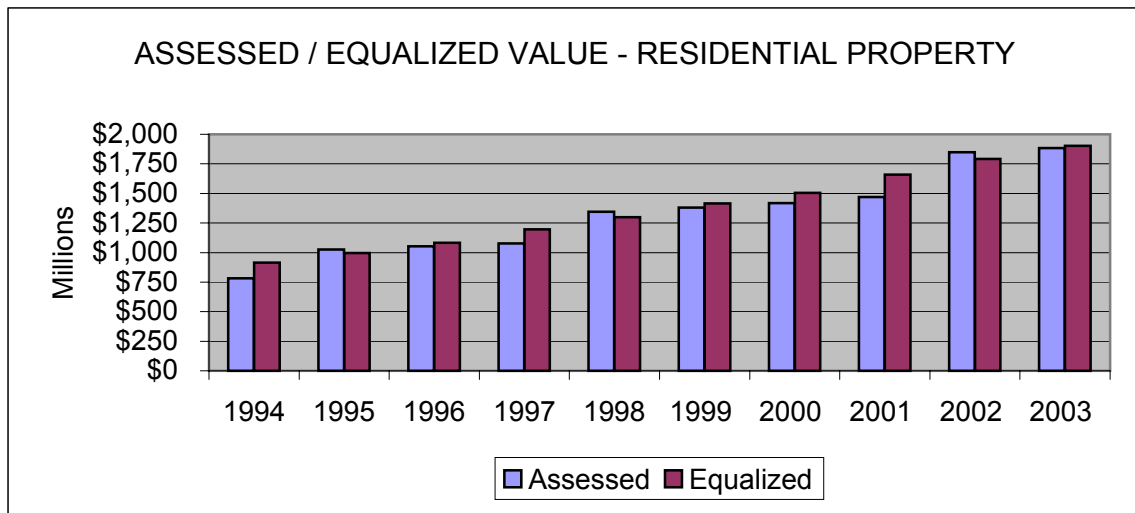


# CITY OF EAU CLAIRE

TABLE 9 - ASSESSED AND EQUALIZED VALUE  
OF RESIDENTIAL PROPERTY  
Last Ten Fiscal Years  
(Dollars in Thousands)

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
RESIDENTIAL										
Real property:										
Assessed value	\$783,269	\$1,025,586	\$1,051,573	\$1,076,577	\$1,345,786	\$1,379,766	\$1,418,484	\$1,468,692	\$1,848,411	\$1,884,731
Equalized value	913,490	995,156	1,081,740	1,197,482	1,300,087	1,415,248	1,504,694	1,658,487	1,790,786	1,902,182
Personal property: (1)										
Assessed value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equalized value	0	0	0	0	0	0	0	0	0	0
Total residential:										
Assessed value	\$783,269	\$1,025,586	\$1,051,573	\$1,076,577	\$1,345,786	\$1,379,766	\$1,418,484	\$1,468,692	\$1,848,411	\$1,884,731
Equalized value	913,490	995,156	1,081,740	1,197,482	1,300,087	1,415,248	1,504,694	1,658,487	1,790,786	1,902,182
Total all classes:										
Assessed value	\$1,253,158	\$1,623,041	\$1,689,647	\$1,783,616	\$2,205,335	\$2,277,611	\$2,335,150	\$2,429,573	\$2,981,695	\$3,048,956
Equalized value	1,476,629	1,563,675	1,722,952	1,958,436	2,140,250	2,321,055	2,480,574	2,708,721	2,889,295	3,105,363
Residential property as a percentage of total:										
Assessed value	62.50%	63.19%	62.24%	60.36%	61.02%	60.58%	60.74%	60.45%	61.99%	61.82%
Equalized value	61.86%	63.64%	62.78%	61.14%	60.74%	60.97%	60.66%	61.23%	61.98%	61.25%
Number of parcels (2)	17,816	17,682	17,855	17,955	18,186	18,217	18,447	18,814	21,745	21,870
Number of parcels with improvements	15,411	15,431	15,603	15,758	15,943	16,193	16,413	16,729	18,778	18,994



NOTE: Property values shown are established at January 1 of the year preceding the fiscal years listed. They are the basis of the taxes collected and applied to the fiscal years listed. Values are for both Eau Claire and Chippewa counties. Tax incremental districts have been included.

(1) NOTE: Chapter 70 of the Wisconsin State Statutes exempts residential personal property from taxation.

(2) NOTE: In 1994, apartment properties with 4-7 units were reclassified from residential to commercial.

Source: City of Eau Claire Assessor's Office, Statement of Changes in Equalized Values by Class & Item, as compiled by the Wisconsin Department of Revenue